

PUBLIC NOTICE

The Clay County Planning and Zoning Commission will hold a public hearing on April 7th, 2020 at 6:30 PM in the Commission Hearing Room, 3rd Floor, County Administration Building, One Courthouse Square, Liberty, Missouri, on the following requests:

1. **A request for rezoning from Agricultural (AG) District to Residential Rural (R-1) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for property legally described as:**

Rezoning Legal Description

HABILIS HILLS DESCRIPTIONS:

ZONING DESCRIPTION:

That portion of the SW1/4 of the SW1/4 of Section 1, Township 52 North of the Baseline, Range 31 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Beginning at the SW corner of the SW1/4 of SW1/4 of said Section 1; thence N00°33'28"W, along the west line of said SW1/4 of the SW1/4, a distance of 1312.65 feet; thence S88°01'33"E, a distance of 1331.72 feet; thence S00°34'17"E, a distance of 1319.05 feet to the SE corner of said SW1/4 of the SW1/4; thence N87°45'08"W, along the south line of said SW1/4 of the SW1/4, a distance of 1332.33 feet to the Point of Beginning. Said portion contains 40.19 acres and is subject to all easements of record and the right of way of Jesse James Road.

Agricultural Land Preservation (ALP) Preservation Overlay District (POD) Descriptions:

Lot 1- ALP Description:

Beginning at the SW corner of Lot 1 Habilis Hills, thence N00°33'28"W, along the west line of said Lot 1, a distance of 437.55 feet to the NW corner of said Lot 1; thence S88°01'33"E, along the north line of said Lot 1, distance of 1281.72 feet to the NE corner of said Lot 1; thence S00°05'36"W, along the east line of said Lot 1, a distance of 439.38 feet, to the SE corner of said Lot 1; thence N87°56'07"W, along the south line of Lot, a distance of 50.00 feet; thence N00°05'39"E, a distance of 389.27 feet; thence N88°01'33"W, a distance of 414.73 feet; thence S01°58'27"W, a distance of 247.93 feet; thence N88°01'33"W, a distance of 260.00 feet; thence N01°58'27"E, a distance of 247.93 feet; thence N88°01'33"W, a distance of 508.35 feet; thence S00°33'28"E, a distance of 387.58 feet, to the south line of said Lot 1; thence N87°56'07"W, a distance of 50.00 feet to the Point of Beginning. Said portion contains 3.84 acres

Lot 2- ALP Description:

Beginning at the SW corner of Lot 2 Habilis Hills, thence N00°33'28"W, along the west line of said Lot 2, a distance of 437.55 feet to the NW corner of said Lot 2; thence S87°56'07"E, along the north line of said Lot 2, distance of 1276.81 feet to the NE corner of said Lot 2; thence S00°05'36"W, along the east line of said Lot 2, a distance of 439.38 feet, to the SE corner of said Lot 2; thence N87°50'38"W, along the south line of Lot 2, a distance of 50.00 feet; thence N00°05'39"E, a distance of 389.27 feet; thence N87°56'07"W, a distance of 394.34 feet; thence S02°09'22"W, a distance of 253.67 feet; thence N87°50'38"W, a distance of 220.00 feet; thence N02°09'22"E, a distance 118.56 feet; thence N42°59'51"W, a distance of 190.78 feet; thence N87°56'07"W, a distance of 426.56 feet; thence S00°33'28"E, a distance o 387.58 feet to the south line of said Lot 2; thence N87°50'38"W, a distance of 50.00 feet to the Point of Beginning. Said portion contains 3.85 acres.

Lot 3- ALP Description:

Beginning at the SW corner of Lot 3 Habilis Hills, thence N00°33'28"W, along the west line of said Lot 3, a distance of 437.55 feet to the NW corner of said Lot 2; thence S87°56'07"E, along the north line of said Lot 3, distance of 50.00 feet; thence S00°33'28"E, a distance of 370.76 feet; thence S87°45'08"E, a distance of 621.43 feet; thence N01°44'40"W, a distance of 138.59 feet; thence N10°14'05"W, distance

151.35 feet; thence N79°45'55"E, a distance 150.00 feet; thence S10°14'05"E, a distance of 162.48 feet; thence S01°44'40"E, a distance of 160.20 feet; thence S87°45'08"E, a distance 395.87 feet; thence N00°05'39"E, a distance of 372.46 feet to the north line of said Lot 3; thence S87°50'38"E, along said north line a distance of 50.00 feet to the NE corner of said Lot 3; thence S00°05'39"W, along the east line of said Lot 3, a distance of 439.39 feet, to the SE corner of said Lot 3; thence N87°45'08"W, along the south line of said Lot 3, a distance of 1266.99 feet to the Point of Beginning. Said portion contains 3.84 acres.

Such property is more easily described as 40.19± acres located at approximately 13700 Jesse James Farm Road. Applicants: George and Shelly Handy, Trustees of the Sea Star Revocable Trust (Case No: April 20-114RZ/P).

- 2. A request for rezoning from Agricultural (AG) District to Residential Ranchette (R-5) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for property legally described as:**

CUCCHIARA CORNERS DESCRIPTIONS:

ZONING DESCRIPTION:

The SE1/4 of the NW1/4 of Section 5, Township 53 North of the Baseline, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, more particularly described as follows; Beginning at the SW corner of the SE1/4 of the NW1/4 of said Section 5, also being the SW corner of Third Day Farms of Rudder-Davis, recorded in Plat Book H at Page 157.4 in the Recorder of Deeds Office in Clay County, Missouri; thence N00°16'00"W, along the west line of said SE1/4 of the NW1/4, also being the west line of said Third Day Farms of Rudder-Davis, a distance of 1394.91 feet to the NW corner of said SE1/4 of the NW1/4; thence S89°46'48"E, along the north line of said SE1/4 of the NW1/4, a distance of 1298.77 feet to the NE corner of said SE1/4 of the NW1/4; thence S00°07'03"E, along the east line of said SE1/4 of the NW1/4, a distance of 1393.22 feet to the SE corner of said SE1/4 of the NW1/4; thence N89°51'17"W, along the south line of said SW1/4 of the NW1/4, a distance of 1308.12 feet to the Point of Beginning. The SE1/4 of the NW1/4 of said Section 5 contains 41.71 acres.

Agricultural Land Preservation (ALP) Preservation Overlay District (POD) Descriptions:

Lot 1- ALP Description:

The north 319.82' of Lot 1, Cucchiara Corners
Said portion contains 2.33 acres.

Lot 2- ALP Description:

The north 319.82' of Lot 2, Cucchiara Corners
Said portion contains 2.33 acres.

Lot 3- ALP Description:

The north 319.82' of Lot 3, Cucchiara Corners
Said portion contains 2.33 acres.

Lot 4- ALP Description:

The north 319.82' of Lot 4, Cucchiara Corners
Said portion contains 2.33 acres.

Such property is more easily described as 41.71± acres located at the northwest corner of NE 188th Street and Cameron Road. Applicant: Tony Cucchiara, representing FJC Holdings, LLC. (Case No: April 20-116RZ/P).

3. A request for a Conditional Use Permit (CUP) for a commercial wireless communication tower/antenna on Agricultural (AG) District zoned property legally described as:

Lot 6, Holmes Creek Estates, a subdivision of land in Clay County, Missouri.

Such property is more easily described as 13.74 acres located at 17800 NE 120th Street. Applicant: Kevin Smith, representing Tiger Computer Consulting, LLC. (Case No: April 20-118CUP).

4. A request for a Conditional Use Permit (CUP) for Indoor and Outdoor Recreation and Entertainment facility on Agricultural (AG) District zoned property legally described as:

Part of the South 15 acres of the East half of the Southwest Quarter of Section 13 & Part of the Northwest Quarter, Section 24, Township 53 North, Range 32 West, Clay County, Missouri, described as follows: Beginning at the Northwest corner of said Section 24; thence North 89°37' East along the North line of said Section 24, 1328.4 feet; thence North 0°10' East, 492.3 feet; thence North 89° 37' East, 1327. feet to the North-South Quarter Section line; thence South along said Quarter Section line and State Highway C, 462.3 feet; thence South 89° 37' West 266.5 feet; thence South 30 feet; thence South 0°23' East, 207 feet; thence South 89°37' West, 126.5 feet; thence South 0°23' East, 212 feet; thence North 89°37' East 390.3 feet to the North-South Quarter Section line and middle of State Highway C; thence South 0°01' West, along said North-South Quarter Section line and Highway C, 949.7 feet to an existing fence; thence South 85°24' West, along said fence, 1330.4 feet; thence North 10 feet; thence North 89°59' West, 1317.7 feet, also along existing fence; thence North 0°22' West, along the West line of said Section 24, 1455.7 feet to the point of beginning, containing 97.43 acres, more or less.

Such property is more easily described as 97.43± acres located at 16600 C Highway. Applicants: Lyle M. and Joan H. Updike (Case No: April 20-119CUP).

For further information, or to obtain a copy of the Staff Report, please contact the Clay County Planning and Zoning Department at 407-3380 or visit the office at 234 W. Shrader Street, Suite C in Liberty, MO. The Staff Report may also be found on the Clay County Planning and Zoning website: <https://www.claycountymo.gov/planning>

Application information on the above-described cases are on file for public review in the Clay County Planning and Zoning Department Office, located at:

234 W. Shrader Street, Suite C, Liberty, Missouri 64068 (816) 407-3380
The public is invited to attend.